

**Minutes of the
Agriculture, Natural and Cultural Resources Element Subcommittee**
Wednesday, August 31, 2005

Jim Siepmann, Chairperson, called the meeting to order at 9:05 a.m.

Subcommittee Members Present

- Jim Siepmann – Comprehensive Development Plan Advisory Committee Representative
- Ellen Gennrich - Waukesha County Land Conservancy
- Tom Oberhaus - Town of Delafield Plan Commission, farmer
- Bob Bartholomew - Town of Vernon Plan Commission, farmer
- Barb Holtz – Town of Mukwonago Board, farmer
- Steve Schultz - Ruekert and Mielke
- Paul Sandgren - Wisconsin Department of Natural Resources
- Beth Leonard - City of Delafield Park and Recreation Commission
- Don Reed – Southeastern Wisconsin Regional Planning Commission
- Bruce Kaniewski - Comprehensive Development Plan Advisory Committee Representative
- Jeff Herrmann - Comprehensive Development Plan Advisory Committee Representative

Subcommittee Members Absent:

- Bob Miller – Farmer/Town of Oconomowoc
- Rob Fox – UW/Extension Agricultural Agent
- Bill Kolstad - City of Brookfield Parks Department
- Elaine Kraut - Town of Summit Park Board, Mineral Extraction Industry

Staff Contacts:

- Dale Shaver, Director - Waukesha County Department of Parks and Land Use
- George Morris, Environmental Health Manager, Waukesha County Dept. of Parks and Land Use
- Kathy Moore, Senior Planner - Waukesha County Department of Parks and Land Use
- Sandy Scherer, Senior Planner - Waukesha County Department of Parks and Land Use
- Jim Kavemeier, Parks System Manager, Waukesha County Department of Parks and Land Use
- Perry Lindquist, Land Conservation Manager
- Jerry Braatz - UW Extension Associate Professor of Community Development
- Don Dittmar, Land Information Systems Manager

Other Interested Parties

- Pamela Meyer, Friends of the Mukwonago River

Public Comment

None.

Approval of the August 3, 2005, Minutes

- *Mr. Sandgren moved, seconded by Mr. Bartholomew and carried unanimously, for approval of the August 3, 2005, Minutes.*

Discussion of Planning Standards for Agricultural, Natural and Cultural Resources Element

Mr. Shaver indicated at the last Subcommittee meeting, the Ag Preservation standards were discussed. Under the existing Waukesha County Development Plan, the development of planning standards yielded the identification of Prime Agricultural Lands as lands north of C.T.H. “K” in Oconomowoc, and certain lands

in the Towns of Ottawa, Eagle and the City of Muskego. Other lands which didn't meet the criteria due to size or soil conditions were placed in the Rural Residential and Other Ag Lands category for a 5+ acre density. The Subcommittee endorsed the continued use of these standards for the "Prime Agricultural Lands". The Subcommittee is being asked to decide if there should be another land use category, "Secondary Agricultural Lands" (10 acre density). The farm community expressed concerns with the category being less restrictive in Environmental Corridors than on the potential "Secondary Agricultural Lands" being discussed. Equity issues were raised such as why wouldn't all agricultural lands be treated the same. After significant discussion, Mr. Shaver recommended the Subcommittee drop any references to the "Secondary Agricultural Lands" in the chapter for lack of support. There would be a prime agricultural area and all of the other areas, which didn't meet the prime agricultural criteria would be classified Agricultural and Other Open Space Lands. Mrs. Gennrich expressed concerns with groundwater recharge areas. She felt larger densities were necessary, but it would not be able happen when the areas are annexed.

After discussion, Mr. Oberhaus moved, seconded by Mr. Bartholomew for approval to exclude the "Secondary Agricultural Lands" category from the text of Chapter 3. The motion carried (Mrs. Gennrich and Mr. Sandgren voted against).

Discussion of Chapter 3

Mr. Shaver noted that the additions/deletions of text were a result of the suggestions made at the June 23, 2005, meeting. He explained on Page 1, Geology and Physiography, it was decided that Map III-1 and the sentence referencing it should be deleted because there are better capabilities now to create a different map. A member of the Subcommittee noted that on Page 5 in Table III-1 (Significant Geological areas in Waukesha County), it was noted that Erin Esker was not located in Waukesha County and should be removed from the table. A member of the Subcommittee asked if a Glossary of Terms would be included in the Chapter? Mr. Shaver replied a "Table of Contents" is in the process of being created to be included with the entire plan. A member of the Subcommittee asked if there would be a base map containing the Townships and Sections in case someone would like to find a specific formation? Mr. Shaver said the maps in the plan would not be as useful as maps the department will be making available at the Department of Parks and Land Use Website. Users will be directed to utilize the Land Information Division website to obtain data and updated maps. There will be a large map and users will be able to click on a municipality, and a map will be displayed of only the features for that particular municipality.

On Page 9, regarding Agricultural Soils in Waukesha County 2000, a map will be inserted which identifies the Class I, II and III soils. Under "Suitability for Development", text will also be added indicating the limiting factors of soil when it comes to wetness and slope. The maps and text should be completed by October 20th and will be presented to the Subcommittee for review. Under "Ground Water Resources" on Page 9, the text contains updated data to the year 2000. In Table III-3, the second column should be labeled 1985 not 1995. The Subcommittee suggested that a section be added to the text regarding municipal water

supplies and Mr. Shaver indicated it could be added before “Groundwater Availability” on Page 12. Table III-5 (Major Lakes in Waukesha County) may be slightly revised after clarification with the DNR. Table III- 6 (Major Streams in Waukesha County) will be also be updated. Map III 8 (General Floodlands of Waukesha County) will be added as soon as it is completed using the SEWRPC floodplains as a mapping tool.

Mr. Shaver said that on Page 19, “Biological Use Classification”, is a new piece to the County Development Plan. Because of the new NR 151 requirements and the link between water and land use, it will create a link between land use decisions and the receiving body of water.

A member of the Subcommittee suggested that a sentence should be added after the first sentence in the paragraph under “Wetlands” on Page 22, and should read “Some wetlands provide seasonal groundwater recharge or discharge. Those wetlands that provide groundwater discharge often provide base flow to surface waters.” Mrs. Gennrich asked if the acreage could be added to the third paragraph on Page 22, describing the critical species habitat. Mr. Shaver said he would look into getting that information. Regarding the County’s historic site, the information in Table III-7 starting on Page 26 would eventually be placed on a map indicating the different locations. Also on Page 52, “Park and Open Space Plan”, information is being collected by the Waukesha County Parks Division Staff in conjunction with local park staff and boards and it will be added when it is completed.

Mrs. Gennrich suggested that on Page 53, “Environmental Corridors and Isolated Natural Resources Areas”, the word “frequently” should be deleted from the second sentence. She also suggested that in Table III-11 on Page 54, under woodlands, the superscript “p” indicating “only if no alternative is available” should be added to “golf, playfields, hard surface courts and parking”. There was discussion between the Subcommittee members and it was decided the abovementioned changes should be made.

On Page 56, under “Preservation of productive agricultural land” text for the standards will be matched with what the Subcommittee has previously discussed. On Page 61 under “Implementation and Recommendations”, No. 7 now includes the discussion between prime and rural density and the reference to “Secondary Agricultural” has been removed. A new No. 8 will be added, discussing a transfer program for primary and secondary environmental corridors. A new No. 9 will be added, including an implementation piece dealing with non-metallic mine buffers.

A member of the Subcommittee asked if the wording “or create easements” should be added to Page 59, under “Standards” “e”? Mr. Kavemeier, said it should read “The County should acquire or otherwise protect....”. Mrs. Gennrich suggested that on Page 60, under “Standards” the words “to the extent practicable” should be deleted from the sentence. She also suggested that on Page 53, under “Principle”, the word “frequently” in the last sentence should be deleted.

Chairperson Siepmann, asked if the Subcommittee felt comfortable with the current and proposed changes to approve Chapter 3 or if it should be reviewed once more? Mr. Shaver suggested the Subcommittee approve Chapter 3, as amended today, and a final review with further amendments would be taken up at a future meeting.

Mr. Reed moved, seconded by Mr. Sandgren and carried unanimously to approve Chapter 3, as amended, with further amendments to come.

Discussion of Items for Public Participation Citizen Survey

Due to time constraints it was decided to place this item on the next meeting agenda.

Meeting Times and Dates

Mr. Shaver suggested the next Subcommittee meeting be held on Wednesday, November 16, 2005, from 9:00 a.m. to 11:00 a.m. in Room 255/259 of the Administration Center Building. Topics for the next meeting may include:

- Discussion of Items for Public Participation Citizen Survey
- Text changes to Chapter 3
- Update on Park and Open Space Planning
- Demonstration of available web-based mapping

Mr. Bartholomew moved, seconded by Mr. Sandgren and carried unanimously, to adjourn the meeting at 11:17 a.m.